



| DEVELOPMENT SERVICES DEPARTMENT Q2 2025 BUILDING AND PERMITTING UPDATE

OVERVIEW OF BUILDING AND PERMITTING ACTIVITY

1. The City has experienced a significant decrease in new permitting activity in FY2025, with permitting volumes trending towards 2020 levels. The City and construction industry are predicting 2,250 new single-family permits in Cape Coral in FY2025, down from 2,997 in FY2024.
2. Development Services is significantly reducing overtime approvals and third-party plan review and inspections to meet the reduced demand for permitting and building services.
3. The Cape Coral Building Division has been certified as a Construction Industry Trainer by the Florida Department of Business and Professional Regulation, enabling the City to offer continuing education courses and credits to local construction professionals.

SINGLE FAMILY HOME PERMITS - ISSUED

Month	2020	2021	2022	2023	2024	2025	2025 vs 2024 Difference	2024 vs 2023 Difference	2023 vs 2022 Difference
October	203	354	388	252	362	212	(150)	110	(136)
November	163	272	373	287	205	194	(11)	(82)	(86)
December	154	313	275	298	245	168	(77)	(53)	23
January	187	338	406	455	335	162	(173)	(120)	49
February	181	313	354	333	276	158	(118)	(57)	(21)
March	155	300	325	303	167	203	36	(136)	(22)
April	139	383	465	302	290			(12)	(163)
May	157	372	698	286	273			(13)	(412)
June	188	408	579	309	235			(74)	(270)
July	216	406	432	207	243			36	(225)
August	266	370	545	251	209			(42)	(294)
September	267	354	299	303	156			(147)	4
Total	2,276	4,183	5,139	3,586	2,996	1,097	(493)	(590)	(1,553)
Average/Mo	190	349	428	299	250	183	(67)	(49)	(129)
Percentage change over Prior Year	N/A	83.8%	22.9%	-30.2%	-16.5%	N/A	-15.6%	-16.5%	-30.2%

NEW COMMERCIAL CONSTRUCTION PERMITS - ISSUED

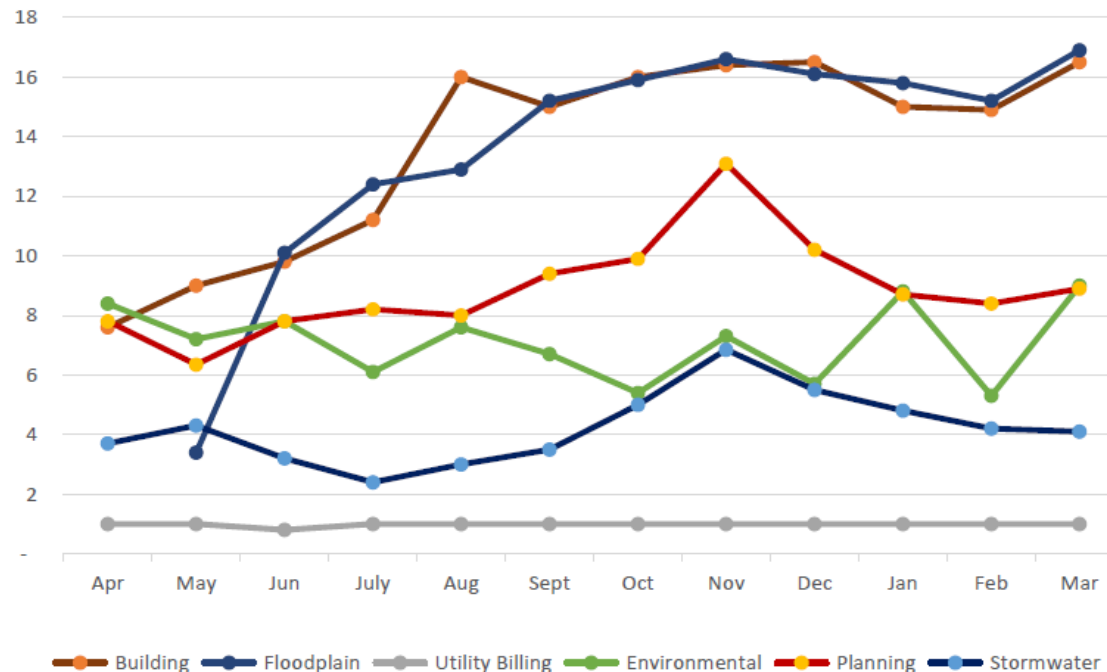
Month	2020	2021	2022	2023	2024	2025	2025 vs 2024 Difference	2024 vs 2023 Difference	2023 vs 2022 Difference
October	3	1	15	3	12	7	(5)	9	(12)
November	1	2	6	13	12	9	(3)	(1)	7
December	3	1	4	2	17	7	(10)	15	(2)
January	10	3	3	7	16	5	(11)	9	4
February	3	5	1	3	12	3	(9)	9	2
March	17	5	4	9	7	6	(1)	(2)	5
April	4	4	5	16	2			(14)	11
May	8	4	23	9	6			(3)	(14)
June	8	13	5	23	28			5	18
July	8	6	6	13	3			(10)	7
August	1	16	9	12	4			(8)	3
September	1	13	2	2	9			7	-
Total	67	73	83	112	128	37	(39)	16	29

Average/Mo	6	6	7	9	11	6	(5)	1	2
Percentage change over Prior Year	N/A	9.0%	13.7%	34.9%	14.3%	N/A	-65.1%	14.3%	34.9%

SINGLE FAMILY HOME REVIEW TIMES (BUSINESS)

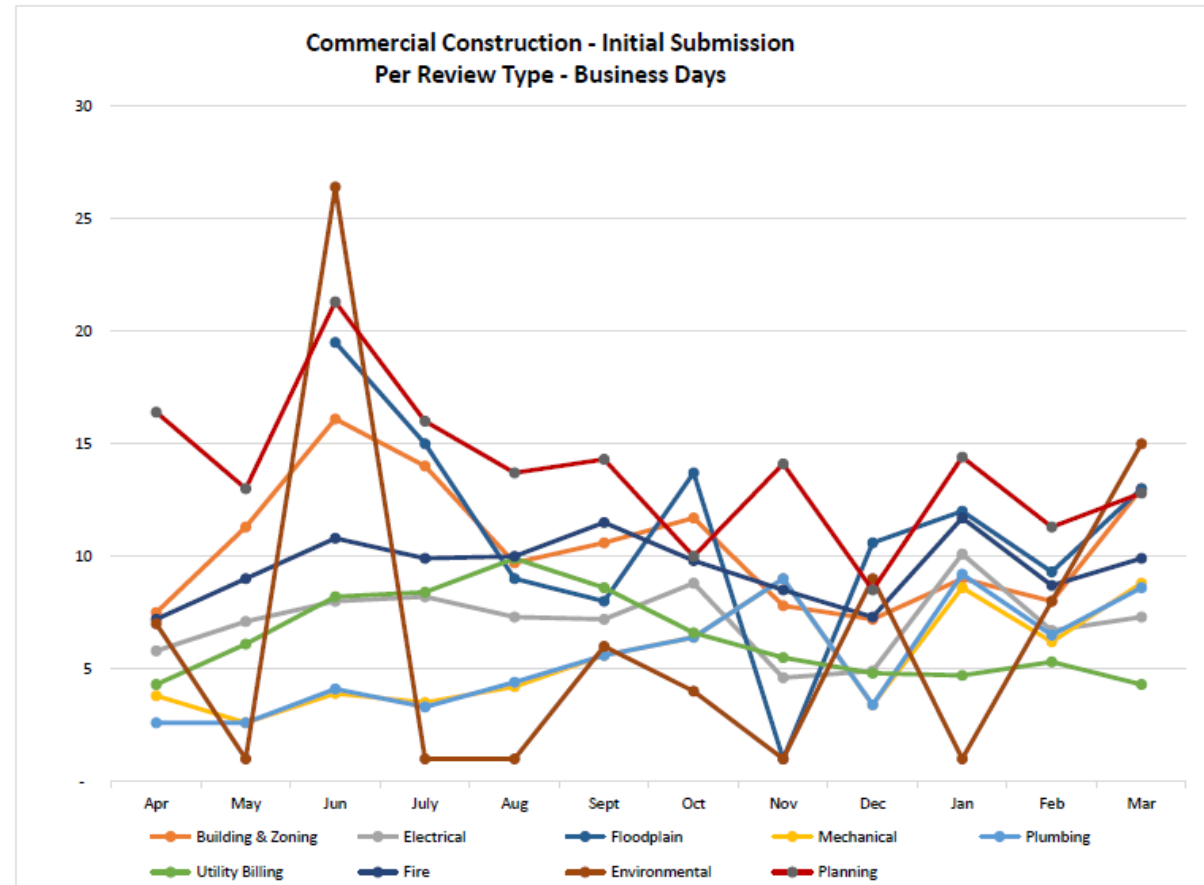
Review Type	Apr	May	Jun	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr - Mar Average
Building	8	9	10	11	16	15	16	16	17	15	15	17	14
Floodplain		3	10	12	13	15	16	17	16	16	15	17	14
Utility Billing	1	1	1	1	1	1	1	1	1	1	1	1	1
Environmental	8	7	8	6	8	7	5	7	6	9	5	9	7
Planning	8	6	8	8	8	9	10	13	10	9	8	9	9
Stormwater	4	4	3	2	3	4	5	7	6	5	4	4	4

Single Family Home - Initial Submission
Per Department/Division - Business Days



COMMERCIAL REVIEW TIMES (CALENDAR)

Review Type	Apr	May	Jun	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr - Mar Average
Building & Zoning	8	11	16	14	10	11	12	8	7	9	8	13	10
Electrical	6	7	8	8	7	7	9	5	5	10	7	7	7
Floodplain			20	15	9	8	14	1	11	12	9	13	11
Mechanical	4	3	4	4	4	6	6	9	3	9	6	9	6
Plumbing	3	3	4	3	4	6	6	9	3	9	7	9	5
Utility Billing	4	6	8	8	10	9	7	6	5	5	5	4	6
Fire	7	9	11	10	10	12	10	9	7	12	9	10	10
Environmental	7	1	26	1	1	6	4	1	9	1	8	15	7
Planning	16	13	21	16	14	14	10	14	9	14	11	13	14



DAYS FROM APPLICATION TO ISSUANCE (CALENDAR)

Overall Average

	Apr'24	May'24	Jun'24	Jul'24	Aug'24	Sept'24	Oct'24	Nov'24	Dec'24	Jan'25	Feb'25	Mar'25	Average
Single Family - Average Calendar days to issue	103.1	72.0	98.0	76.1	99.1	97.2	111.7	109.0	100.0	110.0	109.0	108.0	99.4
(Apply to Issue) Min Days to Issue	6.0	21.0	6.0	13.0	23.0	19.0	20.0	15.0	22.0	14.0	7.0	13.0	14.9
(Apply to Issue) Median Days to Issue	65.0	56.0	63.0	55.0	70.0	70.0	87.0	78.0	84.0	83.0	88.0	85.0	73.7
(Apply to Issue) Max Days to Issue	1,155.0	446.0	833.0	370.0	543.0	432.0	712.0	549.0	423.0	632.0	423.0	678.0	599.7

Permit Type

	Apr'24	May'24	Jun'24	Jul'24	Aug'24	Sept'24	Oct'24	Nov'24	Dec'24	Jan'25	Feb'25	Mar'25	Average
Single Family Mastered - Avg Cal days to issue	187.2	57.0	37.6	58.7	76.6	66.9	34.5	40.2	41.0	26.4	53.0	34.0	59.4
Min Days to Issue	105.0	23.0	19.0	26.0	21.0	26.0	26.0	22.0	25.0	6.0	21.0	22.0	28.5
Median Days to Issue	125.0	28.0	28.0	34.0	43.0	36.0	35.0	39.0	31.0	24.0	31.5	27.5	40.2
Max Days to Issue	381.0	176.0	208.0	256.0	443.0	339.0	62.0	76.0	95.0	50.0	240.0	106.0	202.7
Commercial Construct. - Avg Cal days to issue	157.1	229.1	479.0	197.1	264.1	177.9	154.3	142.5	171.0	131.0	229.0	176.0	209.0
Min Days to Issue	33.0	13.0	13.0	38.0	7.0	2.0	27.0	18.0	41.0	34.0	11.0	20.0	21.4
Median Days to Issue	107.0	172.0	420.0	110.0	226.0	87.0	132.0	106.0	194.0	120.0	232.0	123.0	169.1
Max Days to Issue	469.0	751.0	799.0	825.0	1,334.0	674.0	316.0	615.0	360.0	254.0	566.0	750.0	642.8
Enclosure: Fence/Screen - Avg Cal days to issue	30.2	29.8	32.0	32.3	30.4	25.5	31.8	29.7	30.0	33.0	23.0	28.0	29.6
Min Days to Issue	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Median Days to Issue	22.0	20.0	37.0	31.0	20.0	14.0	21.0	6.0	19.5	30.0	13.0	13.0	20.5
Max Days to Issue	946.0	310.0	274.0	317.0	516.0	251.0	337.0	343.0	441.0	278.0	230.0	341.0	382.0
Marine Improvement - Avg Calendar days to issue	43.3	46.4	51.9	130.4	64.2	60.4	53.5	43.7	33.0	38.0	43.0	44.0	54.3
Min Days to Issue	17.0	15.0	14.0	9.0	22.0	13.0	5.0	7.0	18.0	22.0	13.0	15.0	14.2
Median Days to Issue	30.0	26.0	28.0	41.0	41.0	28.0	33.0	20.0	26.0	28.5	36.0	31.0	30.7
Max Days to Issue	589.0	639.0	815.0	867.0	819.0	873.0	953.0	394.0	540.0	457.0	230.0	733.0	659.1

PERMIT APPLICATIONS PROCESSED

Month	2020	2021	2022	2023	2024	2025	2025 vs 2024 Difference	2024 vs 2023 Difference	2023 vs 2022 Difference
October	2,875	4,320	3,981	3,447	4,532	2,465	(2,067)	1,085	(534)
November	2,273	3,382	3,709	8,114	3,744	2,787	(957)	(4,370)	4,405
December	2,141	3,942	3,601	8,862	3,585	2,426	(1,159)	(5,277)	5,261
January	2,630	3,586	3,753	9,272	3,559	2,721	(838)	(5,713)	5,519
February	2,612	4,065	3,435	8,521	3,490	2,722	(768)	(5,031)	5,086
March	2,918	5,144	5,759	9,031	3,317	3,071	(246)	(5,714)	3,272
April	2,567	4,801	4,662	7,225	4,022			(3,203)	2,563
May	2,821	4,165	5,044	7,036	3,809			(3,227)	1,992
June	3,954	4,655	4,637	6,706	4,022			(2,684)	2,069
July	4,107	4,058	4,513	5,304	3,643			(1,661)	791
August	3,987	4,236	5,143	5,465	3,080			(2,385)	322
September	3,791	3,910	3,573	4,211	2,702			(1,509)	638
Total	36,676	50,264	51,810	83,194	43,505	16,192	(6,035)	(39,689)	31,384
Average/Mo	3,056	4,189	4,318	6,933	3,625	2,699	(927)	(3,307)	2,615
Percentage change over Prior Year	N/A	37.0%	3.1%	60.6%	-47.7%	N/A	-21.5%	-47.7%	60.6%

BUILDING INSPECTIONS COMPLETED

<u>Month</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>	2025 vs 2024 <u>Difference</u>	2024 vs 2023 <u>Difference</u>	2023 vs 2022 <u>Difference</u>
October	13,568	17,196	18,931	13,446	14,849	7,961	(6,888)	1,403	(5,485)
November	11,404	14,797	18,573	16,671	12,508	6,557	(5,951)	(4,163)	(1,902)
December	11,633	19,673	19,405	21,110	12,506	6,685	(5,821)	(8,604)	1,705
January	12,782	17,706	18,588	26,377	12,495	8,181	(4,314)	(13,882)	7,789
February	12,692	19,188	16,537	27,669	10,576	7,583	(2,993)	(17,093)	11,132
March	13,574	22,378	20,910	36,697	11,853	8,332	(3,521)	(24,844)	15,787
April	12,134	21,172	18,451	29,739	11,544			(18,195)	11,288
May	12,036	18,931	20,078	32,102	9,129			(22,973)	12,024
June	13,104	20,758	19,549	35,071	9,255			(25,816)	15,522
July	14,403	18,414	18,273	28,686	10,104			(18,582)	10,413
August	15,086	20,004	23,454	31,158	10,492			(20,666)	7,704
September	15,482	19,397	16,725	13,254	7,873			(5,381)	(3,471)
Total	157,898	229,614	229,474	311,980	133,184	45,299	(29,488)	(178,796)	82,506

Average/Mo	13,158	19,135	19,123	25,998	11,099	7,550	(3,549)	(14,900)	6,876
Percentage change over Prior Year	N/A	45.4%	-0.1%	36.0%	-57.3%	N/A	-18.6%	-57.3%	36.0%

CERTIFICATE OF OCCUPANCY VALUATION

<u>Month</u>	<u>Single Family Home</u>		<u>Commercial</u>	
March '25	291	\$ 111,670,240	30	\$39,382,423
February '25	325	\$ 115,908,378	47	\$59,088,246
January '25	277	\$ 107,067,338	42	\$78,060,495
December '24	278	\$ 105,417,076	46	\$61,150,681
November '24	230	\$ 86,245,105	33	\$35,574,192
October '24	301	\$ 102,425,807	24	\$9,695,523
September '24	257	\$ 96,036,251	20	\$6,918,303
August '24	217	\$ 84,842,217	31	\$17,771,325
July '24	349	\$ 126,612,248	25	\$12,589,963
June '24	371	\$ 129,895,539	37	\$33,187,984
May '24	392	\$ 132,043,503	39	\$6,477,248
April '24	382	\$ 143,725,724	13	\$46,449,099
Total	3,670	\$ 1,341,889,426	387	\$ 406,345,482

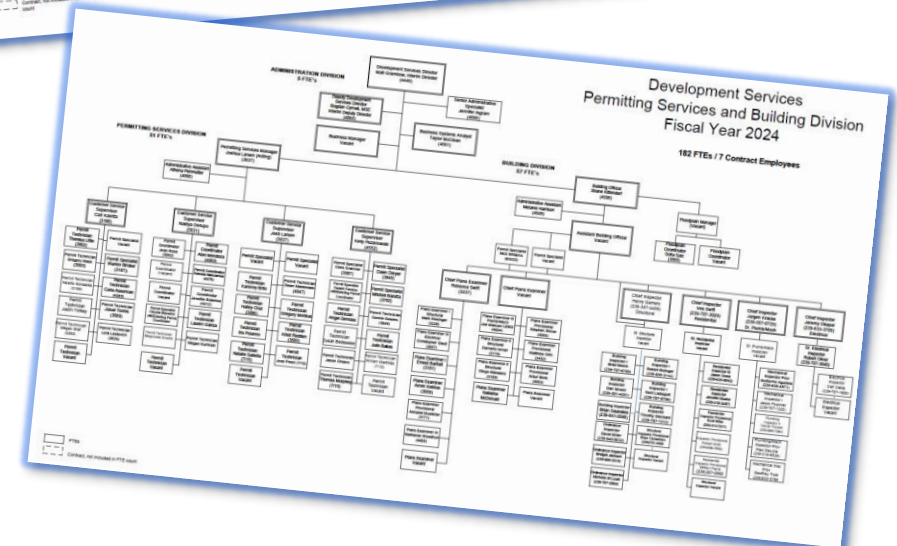
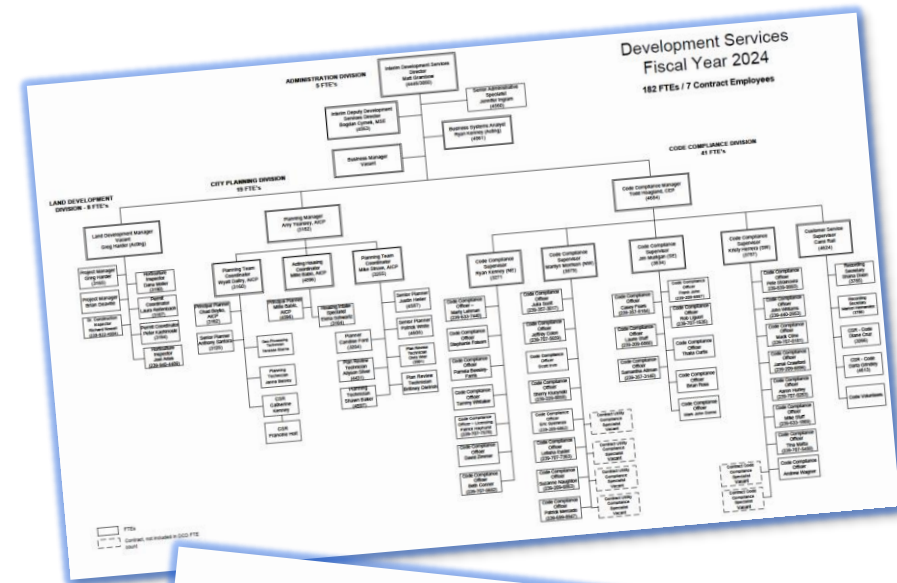
PERMITTING AND BUILDING STAFFING STATUS

1. Permitting Division – 12 Vacancies

- a) Permit Coordinator: 6/6 FTE
- b) Permit Specialist: 8/9 FTE
- c) Permit Technician: 19/30 FTE

2. Building Division – 9 Vacancies

- a) Assistant Building Official – 0/1 FTE
- b) Senior Building Inspector – 1/4 FTE
- c) Building Inspector – 20/21 FTE
- d) Plans Examiner – 13/15 FTE
- e) Permit Specialist – 1/2 FTE
- f) Floodplain Manager – 1/1 FTE
- g) Floodplain Coordinator – 1/2 FTE



CURRENT BUILDING AND PERMITTING INITIATIVES

1. The Building Division is currently recruiting for an Assistant Building Official.
2. FEMA Floodplain Management Improvements
 - a) Building Division staff are finalizing the evaluation of approximately 1,700 properties for floodplain compliance after the 2024 hurricane season.
 - b) Development Services has hired the City's first Floodplain Manager within the Building Division.
3. Evaluation of Building and Permitting Division Structure
 - a) Goal: To identify and implement a more modern structure that reflects service level expectations, discipline-specific nuances, and challenges with recruitment.
 - b) Proposed restructure to be finalized and implemented by late 2025.